

126.0

0004

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

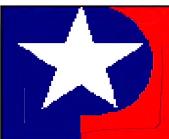
912,600 / 912,600

USE VALUE:

912,600 / 912,600

ASSESSED:

912,600 / 912,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
22		PLYMOUTH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: POCKROSE ANDREW/BLOCK E.

Owner 2: TRS/POCKROSE-BLOCK TRUST

Owner 3:

Street 1: 22 PLYMOUTH ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1: POCKROSE ANDREW -

Owner 2: BLOCK ELIZABETH -

Street 1: 22 PLYMOUTH ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry: U	
Postal: 02476		

NARRATIVE DESCRIPTION

This parcel contains .136 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 2127 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5934	Sq. Ft.	Site			0	90.	1.01	10									538,220						538,200	

Total AC/HA: 0.13623

Total SF/SM: 5934

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 538,220

Spl Credit

Total: 538,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6	Colonial			Full Bath: 1	Rating: Good													
Sty Ht: 2A	2 Sty +Attic			A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:				OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID										
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1												
Color: GRAY				A Kits:	Rating:													
View / Desir:				Fpl: 1	Rating: Good													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION				REMODELING				RES BREAKDOWN						
Year Blt: 1926	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct:	Fact: .			Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION														
Avg Ht/FL: STD	GD - Good		18. %	Phys Cond:														
Prim Int Wal 2	- Plaster			Functional:														
Sec Int Wall:			%	Economic:														
Partition: T	- Typical			Special:														
Prim Floors: 3	- Hardwood			Override:														
Sec Floors:			%	Total:	18.6 %													
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA						
Subfloor:				Basic \$ / SQ:	130.00													
Bsmnt Gar:				Size Adj.: 1.19716001														
Electric: 3	- Typical			Const Adj.: 0.98990101														
Insulation: 2	- Typical			Adj \$ / SQ: 154.059														
Int vs Ext: S				Other Features: 87250														
Heat Fuel: 1	- Oil			Grade Factor: 1.00														
Heat Type: 5	- Steam			NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100				LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 452717														
% Com Wal			% Sprinkled	Depreciation: 84205														
				Depreciated Total: 368512														
MOBILE HOME				Make:			Model:			Serial #:			Year:	Color:				
SPEC FEATURES/YARD ITEMS				PARCEL ID 126.0-0004-0007.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	20X20	A	AV	1926	21.25	T	40	101			5,100		5,100	
19	Patio	D	Y	1	12X18	A	AV	2014	3.99	T	5	101			800		800	
More: N				Total Yard Items:				5,900	Total Special Features:								Total:	5,900
SKETCH																		
IMAGE																		
AssessPro Patriot Properties, Inc																		